

Bridgehampton Gateway MUPPD

The subject premises are located on the south side of Montauk Highway (S.R. 27) in the Hamlet of Bridgehampton, Town of Southampton, Suffolk County, New York. There are nine adjoining tax lots that comprise the subject property. These parcels are Suffolk County tax map (SCTM) lots 900-84-1-13.4, 13.5, 13.6, 13.7, 14, 15, 16.2, 16.8, and 44. The subject property is primarily vacant, except for a Carvel ice cream parlor.

The outer boundaries of the subject property are:

- To the north, the Montauk Highway right-of-way
- To the south, Kellis Pond, its associated wetlands, and residential development
- To the east, commercially developed property
- To the west, residentially developed lots

The Town's Highway Business (HB) zoning district encompasses most of the site. However, approximately 2.66 acres of the site along its southern boundary are zoned Residence (R-60) and lie within the Town's Agricultural Overlay District.

The 1999 Comprehensive Plan Update and 2004 Bridgehampton Hamlet Center Plan provide a basis for Bridgehampton Gateway MUPDD. The Hamlet Center Plan specifically recommends that the property be rezoned to an MUPDD as currently proposed, emphasizing the importance of establishing medium density residential development, specifically on the south side of the property away from the highway frontage.

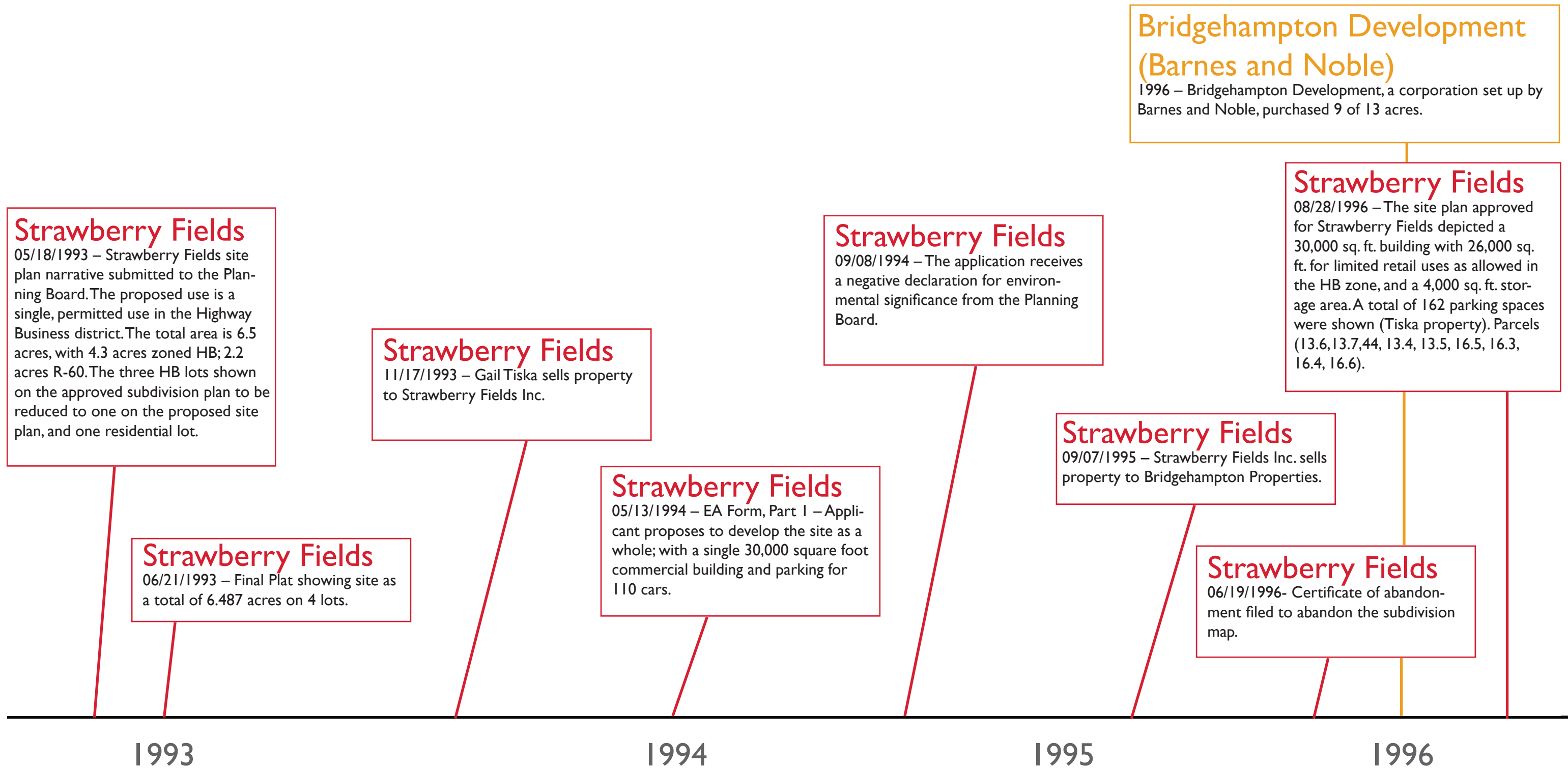


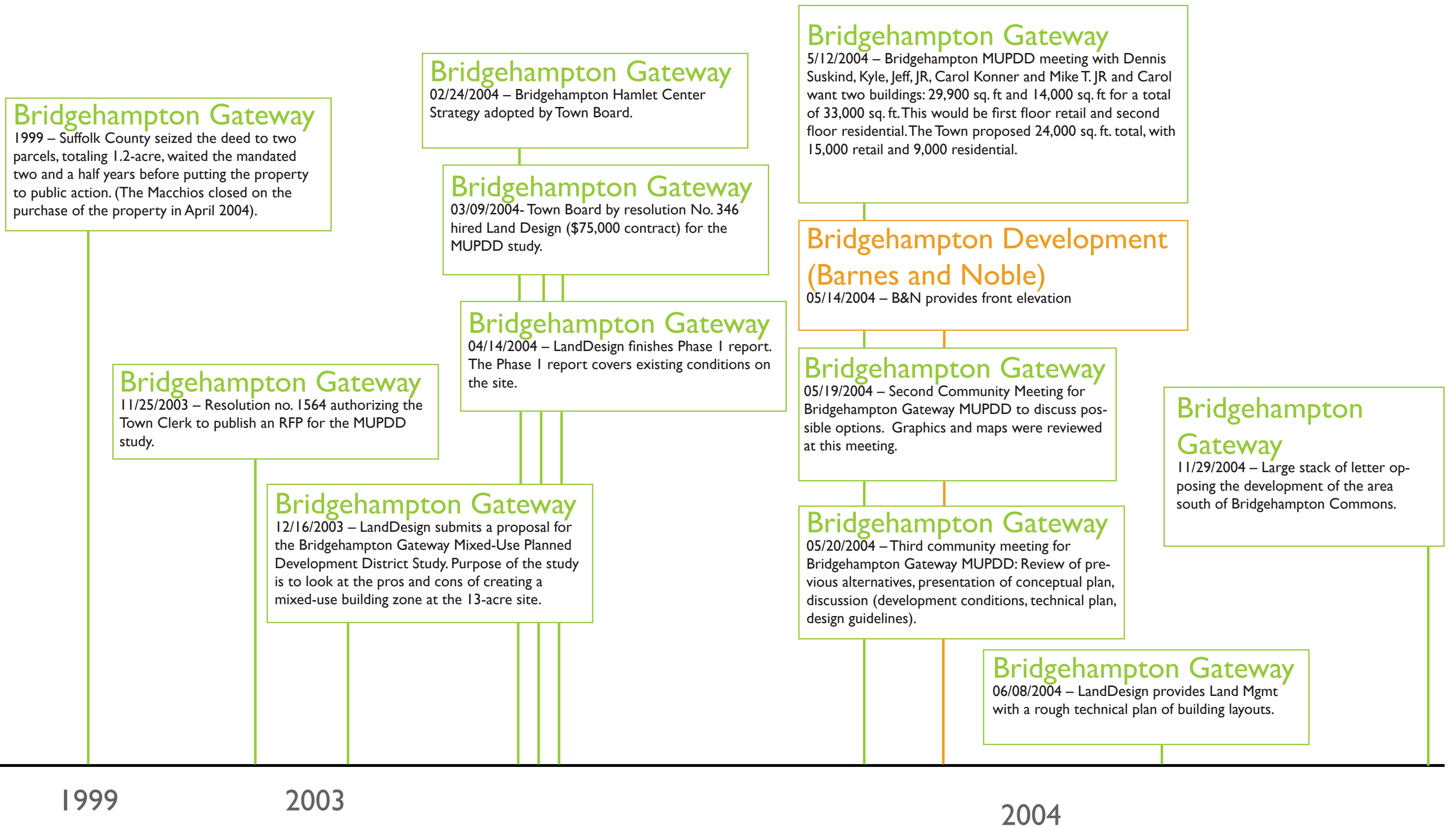
November 2005

Next Steps:

1. DGEIS and FGEIS and Findings Statement to address all required SEQRA reviews.
2. Adoption of the Bridgehampton Gateway MUPDD study;
3. Adoption of a local law amending Chapter 330, Zoning, of the Southampton Town Code, based on a conceptual master district/site plan, thereby creating the Bridgehampton Gateway Mixed Use Planned Development District (MUPDD) and its respective zoning standards and regulations;

Bridgehampton Gateway MUPPD/Konner Development: Timeline





Bridgehampton Development (Barnes and Noble)
01/17/2005 – Barnes and Noble (Leonard Riggio) tells the Town they want to develop the land, not sell it to the Town.

Bridgehampton Gateway
03/04/2005 – Last public meeting for the Bridgehampton Gateway PDD.

Bridgehampton Gateway
08/03/2005 – Bridgehampton Gateway MUPDD Ad-Hoc Advisory Committee scheduled to discuss the revised plans.

Bridgehampton Gateway
5/19/2005 – Memo to the Bridgehampton Gateway Advisory Committee from Jeff Murphree regarding changes to the concept plan. The concept plan is being revised to reflect the following issues –

1. There was a consensus that more residential units within the entire study area, including affordable units, are needed. The plan is being revised to include residential units, either rental apartments or condominiums, on the second floor.
2. On the B&N site, there will be no connection shown between the three buildings that are planned to be used for the bookstore.
3. On the B&N site, the two smaller buildings will be relocated to be in front of the 15,000 square foot building.

Bridgehampton Gateway
08/23/2005 – Town Board passes resolution no. 2005-1122 to retain LandDesign for the MUPDD study (added \$1,600 to the contract).

Strawberry Fields West
09/21/2005 – Site Plan for Strawberry Fields West (revised 10/17/05; 02/17/06). Proposed Building Square Feet: Building A – 13,990; Building B – 5,000; Building C – 7,930. Total square feet: 26,920.

Strawberry Fields West
10/27/2005 – Site plan application for “Strawberry Fields West,” which is the proposed construction of two commercial buildings, located at 1995 Montauk Highway, on the south side of Montauk Highway, across from Bridgehampton Commons and west of the Carvel Ice Cream Shoppe, in the HB Zoning District and Agricultural Overlay District, in the Hamlet of Bridgehampton. One building would be 12,930 sq. ft. and one would be 13,990 sq. ft. The Applicant proposes to construct 152 parking spaces associated with the proposed uses.

Strawberry Fields West
12/1/2005 – Strawberry Fields West site plan application deemed incomplete.

Bridgehampton Gateway
12/28/2005 – First meeting to discuss a new design for the MUPDD as two parcels were sold at a tax auction. Dennis Suskind says the revised plan was not significantly different, just the ownership. The two lots that were purchased at the tax auction were to be open space; now they will be developed and the size of the buildings on the Barnes and Noble lot will be reduced. Approximately 75,000 square feet of commercial development could be built under the existing Highway Business (HB) zoning.

Bridgehampton Gateway
11/2005 – Conceptual Site Plan and alternatives for the Bridgehampton Gateway PDD provided by LandDesign.

Bridgehampton Gateway
11/10/2005 – LandDesign to revise plans for a PDD that will include the Strawberry Fields property.

Bridgehampton Gateway
11/23/2005 – Draft #5 of the Bridgehampton Gateway MUPDD local law from LandDesign.

2005

Strawberry Fields West
03/29/2006 – Planning board receives additional information from Strawberry Fields West.

Strawberry Fields West
3/30/2006 – Strawberry Fields West submits Part I of the EAF; Planning Board commences SEQRA.

Strawberry Fields West
04/06/2006 – Strawberry Fields West (Konner Development Corp) pays \$5,762 for a site plan application for the construction of two buildings, 13,990sq. ft. and 12,930 sq.ft. for commercial uses, and 152 parking spaces, on three lots totaling 3.188 acres, in the Highway Business Zoning District, on the south side of Montauk Highway across from Bridgehampton Commons, in the Hamlet of Bridgehampton (SCTM No. 900-84-1-13.5, 13.6, 13.7) (While the original idea was for Barnes and Noble to buy the Strawberry Fields property as part of the MUPDD, Konner decided instead to develop the property).

Strawberry Fields West
04/07/2006 – Strawberry Fields West EAF Part 2 filed.

Strawberry Fields West
04/20/2006 - Planning Board assumes Lead Agency in the SEQRA review of the SITE PLAN application for STRAWBERRY FIELDS WEST.

Strawberry Fields West
04/20/2006 – Site plan altered to include the development of three commercial buildings—13,990 sq. ft., 5,000 sq. ft., and 7,930 sq. ft.—for a total of 26,920 sq. ft. and 98 parking spaces, on three parcels totaling 3.188 acres.

Strawberry Fields West
04/27/2006 - Planning Board reviewed a Draft Environmental Assessment Form (EAF) Part II prepared by the Planning Staff, and requested additional information pursuant to 6NYCRR Part 617.6(b)(3) in order to make a determination of significance.

Strawberry Fields West
04/27/2006 – Applicant requests a 120-day extension on the SEQRA timeline to determine the significance of the action.

Bridgehampton Gateway
01/24/2007 – Gateway meeting with JR Swiki and Greg Konner, issues discussed:

1. Residential building placement, should it be moved to SE corner
2. More retail
3. Size of buildings: 27,000 total existing proposed; 29,000 as of right
4. Wants 27,000 commercial and residential

Bridgehampton Gateway
02/2007 – DGEIS w/out traffic submitted for Bridgehampton Gateway

Bridgehampton Gateway
08/2007 – Town indicates Bridgehampton Gateway project is on hold until further notice

2006

2007

Bridgehampton Gateway MUPPD/Konner Development:Timeline

